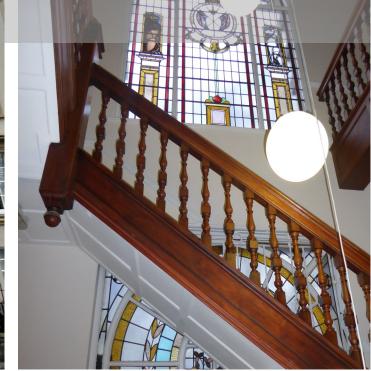# LANDMARK OFFICE BUILDING WITH CAR PARKING—TO LET

Thomas Leonard House, 2 Whiteladies Road, Clifton, Bristol, BS8 1PD

- Prominent location off Whiteladies Road

- Approximately 1,000 sq ft—2,025 sq ft

- On site car parking available

- Due to be refurbished throughout to a high and contemporary standard

- Suitable for medical or office use / Use Class E

Indicative example of period office refurbishment

BURSTON COOK

0117 934 9977

LOCATION
This landmark building is prominently situated fronting onto Whiteladies Road and a stones throw from Clifton Triangle. Clifton remains a very popular commercial location, offering an excellent working environment, improved car parking facilities, a wide variety of quality shops / restaurants and leisure facilities all within walking distance. This is also good access to the motorway network.

HISTORY
In 1913 Thomas Lennard founded the first branch of the Royal Colonial Institute in Bristol. Initially, members met in the Victoria Rooms, however shortly thereafter, Thomas Lennard (who was the current Sheriff of Bristol), purchased an adjoining house and arranged for it to be demolished and had a purpose-built building designed for the branch. The building features figures which represent Africa, Australia, Canada and India on each corner and still contains the stained glass windows depicting Colonial flags.

DESCRIPTION
The available space is located on the ground and first floors of the building an will shortly be refurbished to provide modern and contemporary open plan office space. The entrance reception leading up to the suites offers an impressive approach with a stunning staircase, stained glass windows and feature pendant light with communal WC facilities located on each landing.

ACCOMMODATION
In accordance with the RICS Code of Measuring Practice, the suites have the following approximate net internal areas:-

Ground floor	1,012.5 sq ft	94 sq m
First floor	1,012.5 sq ft	94 sq m
Total	2,025 sq ft	188 sq m

The floors are available to lease together, or on a floor by floor basis.

TENURE
The premises are available to rent by way of a new effectively full repairing and insuring lease(s), by way of a service charge, for a term of years to be agreed.

RENT
£25.00 per sq ft per annum, exclusive.

CAR PARKING
Up to 6 car parking spaces can be made available by way of an additional charge of £1,250 per annum, per space.

BUSINESS RATES
In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property has the following designation:

Ground floor		*First floor*	
Rateable Value:	£16,750	Rateable Value:	£22,000
Rates Payable (2024/2025):	£8,358.25	Rates Payable (2024/2025):	£10,978

Interested parties are advised to verify this information direct with the VOA.

VAT
We understand that the property is not elected for VAT.

EPC
The property has an Energy Performance Rating D ((95).

LEGAL FEES
Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the sole agent:

Burston Cook
FAO: Finola Ingham FRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT
January 2024

BURSTON COOK
0117 934 9977